

C9

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: April 19, 2005

SUBJECT: **APPROVAL OF CONSULTANT AGREEMENT FOR THE
PRELIMINARY ENGINEERING FOR BEAR CREEK PARKWAY
EXTENSION (PROJECT 100184)**

I. RECOMMENDED ACTION

A. Move to approve:

1. The City should develop preliminary engineering for the Bear Creek Parkway extension compatible with the approved Supplemental Environmental Impact Statement for Bear Creek Parkway.
2. KPG is the most qualified firm to undertake the engineering services for the Bear Creek Parkway extension.
3. The fair and reasonable price for providing engineering services for the preliminary engineering is \$638,333 plus \$65,000 for contingencies, for a total amount of \$703,333.

B. Approve the Consultant Agreement and authorize the Mayor to sign the Agreement.

II. DEPARTMENT CONTACT PERSONS

Dave Rhodes, Public Works Director	556-2705
Don Cairns, Transportation Division Manager	556-2834
Kurt Seemann, Senior Transportation Engineer	556-2881

III. DESCRIPTION

Background:

The extension of Bear Creek Parkway has been a planned link in the Redmond street network for many years. The Downtown Transportation Master Plan confirmed the need for this link. One of the Downtown Transportation Master Plan's goals is to strengthen the economic viability of downtown and enhance the area for bicycles and pedestrians. The Downtown Transportation Master Plan culminated as an Action Agenda of Implementation, which outlines specific projects needed to achieve connections, including conversion of Redmond Way and Cleveland Street to two-way operations, the addition of roadway connections across the Burlington Northern Santa Fe (BNSF) Railroad corridor, and completion of the Bear Creek Parkway extension.

Between the fall of 2003 and fall of 2004, the City went through a thorough Supplemental Environmental Impact Statement (SEIS) process to select a preferred alignment for the Bear Creek Parkway extension. The SEIS evaluated four build alternatives and a no action alternative. After extensive study and review, the City issued the Final SEIS on October 12, 2004, with Alternative Four as the preferred alignment. Alternative Four provides an east-west connection to Redmond Way and a northern connection to 161st Avenue NE. This alternative was selected because it best meets the project purpose of providing an alternate east-west connection and achieved the other key goal of improving connectivity in the downtown.

Other benefits of implementing the proposed facility include:

- Increasing the downtown street network's connectivity so that circulation and access within the downtown are improved.
- Strengthening travel connections between Old Town and Redmond Town Center to increase the commercial synergy and economic vitality of the downtown.
- Improving public transit access and circulation to and within the downtown to support a higher transit mode share.
- Protecting and enhancing Redmond's unique community character, including its downtown urban design and abundant tree, open space, wildlife, clear air and water.
- Proving new, attractive gateways to the downtown.

Consultant Selection:

The City conducted a consultant selection process to solicit proposals from the professional design community. In December 2004, the City advertised in the Daily Journal of Commerce, asking interested firms to submit proposals by January 21, 2005. The City received ten proposals for this work. City staff reviewed all proposals and decided to interview two firms, KPG and Inca. Interviews were conducted on March 8, and based on the strength of their written proposal and our meeting on March 8, the City selected KPG as the most qualified firm for this effort.

IV. IMPACT

A. Service Delivery

This project will complete preliminary engineering for the extension of Bear Creek Parkway.

B. Fiscal

Estimated Project Costs:

Consultant—KPG	\$638,333
Contingencies	65,000
Total Contract	703,333
Project Artist – 4Culture	25,000
City Administration	<u>75,000</u>
Total Project Cost	\$803,333

Project Funding:

Transportation CIP(Business Tax funds and NE 116th/Bear Creek Parkway extension contingency funds)

V. ALTERNATIVES

A. Council can choose not to approve the agreement

B. Council can choose to modify the scope of work of the agreement. Staff would re-write the scope of work based on Council input and negotiate a new fee for consultant services.

VI. TIME CONSTRAINTS

Development is currently in progress in the vicinity of the new roadway alignment. If the City acts now, it has an opportunity to define an alignment that is safe and meets the needs of the City's overall transportation network.

Proposed Schedule:

Notice to Proceed
Final Engineering Report

April 20, 2005
April 2006

VII. LIST OF ATTACHMENTS

- A. Vicinity Map
- B. Proposed Consultant Agreement

Exhibit A - Fee Summary

/s/
David Rhodes, Public Works Director

4/8/2005
Date

Approved for Council Agenda /s/
Rosemarie Ives, Mayor

4/12/2005
Date

City of Redmond
Bear Creek Parkway (Redmond Way to NE 74th Street)
& 161st Avenue NE (Redmond Way to Bear Creek Parkway)

Contract 1 – Scope of Work –
30% Preliminary Design

KPG, Inc
April 12, 2005

A. PROJECT DESCRIPTION/BACKGROUND

The City plans to develop a corridor plan for the Bear Creek Parkway Extension that is compatible with the Downtown Master Plan and is supported by the citizens, downtown businesses, City Council, boards and commissions, staff and other stakeholders.

B. ASSUMPTIONS

In order to proceed with the Bear Creek Parkway and 161st Avenue NE design the following assumptions were identified to provide direction to the preliminary design:

- ❑ Alternative 4 as defined in the Bear Creek Parkway Final Supplemental Environmental Impact Statement dated October 2004 will be used as the basis of design.
- ❑ The project will focus on the west end of Bear Creek Parkway from Redmond Way to about 300 feet south of NE 74th Street as well as 161st Avenue NE between Redmond Way and Bear Creek Parkway.
- ❑ The project is being implemented to improve connectivity and mobility for all modes of travel.
- ❑ The project will preserve and protect existing open space.
- ❑ The design needs to consider the proximity of pedestrians to the Heron Rookery.
- ❑ The design needs to provide connectivity and safe street crossing for pedestrians.
- ❑ Special gateway treatments shall be included at the intersection of Bear Creek Parkway and Redmond Way and at the intersection of Leary Way and 159th Place NE.
- ❑ The property that previously contained the King County Maintenance facility has soil and groundwater contamination. The City of Redmond will demolish the existing above grade structures. Soil and/or groundwater remediation will be required prior to roadway improvements.
- ❑ Some existing property parcels will be reconfigured because of proposed Bear Creek Parkway alignment. Newly formed parcels will try to maximize development potential.
- ❑ Stormwater design shall be performed in accordance with the Department of Ecology 2001 Stormwater Management Manual for Western Washington, as

modified by the City of Redmond's Stormwater Technical Notebook and the Community Development Guide.

- ❑ Stormwater facilities cannot be placed within 100 feet of the Sammamish River.
- ❑ Stormwater that is discharged to the Sammamish River does not require detention.
- ❑ Water mains were installed under Bear Creek Parkway when the Redmond Town Center was constructed.
- ❑ A new 12-inch diameter water main shall be constructed where a new roadway section is constructed.
- ❑ A new sewer shall be constructed under the existing Bear Creek Parkway alignment, from Redmond Way to the 161st Avenue NE extension, and up the 161st Avenue NE extension to Redmond Way.
- ❑ If existing water and sewer remain, but are not located under the realigned road, the utilities will restrict what is built over the utilities.
- ❑ The Bear Creek Parkway and 161st Avenue NE designs will acknowledge the BNSF Railroad right-of-way could either remain an active rail corridor or could be converted to a trail.
- ❑ The City of Redmond will hire an artist to work on the Bear Creek Parkway Extension. The scope of the artists work is unknown.

B. KPG DELIVERABLES

Deliverables prepared by the Consultant are identified at the end of each task.

C. CITY OF REDMOND PROVIDED ITEMS:

The City of Redmond will provide/prepare the following:

- ❑ Right-of-way and road centerline information on the proposed extension of 161st Avenue NE.
- ❑ Submittal reviews, comments, and approvals (1 set of comments per submittal)
- ❑ Mailing and postage for public notices
- ❑ Meeting room arrangements
- ❑ Traffic modeling (Synchro files) prepared for the Downtown Transportation Master Plan and Final Supplemental EIS.
- ❑ Digital GIS base maps with water, sewer, storm drain, contours, buildings, and parcels.
- ❑ Stormwater, water, and sewer system as-builts
- ❑ Stormwater system video and information on existing stormwater pipe condition
- ❑ Street as-builts
- ❑ Size of water and sewer mains to be added
- ❑ Existing data on soils contamination
- ❑ Title reports and boundary research
- ❑ Right-of-way acquisition
- ❑ Permits
- ❑ All information gleaned from the current King County Shops demolition project.

- ❑ Zoning and proposed design standards for parcels fronting Bear Creek Parkway and 161st Avenue NE.
- ❑ Hire and coordinate work with an artist.

D. SCOPE OF WORK

TASK 1 – MANAGEMENT / COORDINATION / ADMINISTRATION

- 1.1 The Consultant shall provide continuous project management for the project duration (estimate 10 months).
- 1.2 The Consultant shall prepare monthly progress reports identifying work in progress, upcoming work elements, and reporting of any delays, problems, or additional information needs.
- 1.3 The Consultant shall provide continuous management and administration of all subcontractors included in this scope of work.
- 1.4 The Consultant shall review available background documents.
- 1.5 The Consultant shall prepare for and attend coordination/progress meetings with City staff at regular intervals during the project to discuss key issues and track progress (estimate 15 meetings).
- 1.6 The Consultant shall conduct regular project team meetings with internal staff and subconsultants.
- 1.7 The Consultant shall provide internal quality assurance/quality control (QA/QC) reviews of all work products prior to submittal for City review.
- 1.8 The Consultant shall prepare a project Schedule and provide updates.
- 1.9 The Consultant shall conduct client liaison meetings to assess progress and identify revisions to the approach to the project.

Task 1 Deliverables:

- *Monthly progress reports (10 months)*
- *Meeting minutes (15)*
- *Project schedule*

TASK 2 – SURVEY AND BASE MAPPING

- 2.1 The Consultant shall perform field surveys and prepare 1" = 20' detailed topographic base maps of Bear Creek Parkway from Redmond Way (west end of

project) to 300 feet south of NE 74th Street and on 161st Avenue NE from Bear Creek Parkway to Redmond Way. The Consultant shall also prepare a surface features only base map for Bear Creek Parkway from 300 feet south of NE 74th Street to Redmond Way (east end of project).

- 2.2 The Consultant shall field verify the base map for accuracy.
- 2.3 The Consultant shall coordinate field utility locates, for underground utilities prior to topographic survey updates for inclusion on the project base maps. Field marking of utility locations will be performed by APS. Potholing to identify potential utility conflicts will not be completed during preliminary design.

Task 2 Deliverables:

- *Base Map*

TASK 3 – GEOTECHNICAL EXPLORATION

- 3.1 The Consultant will coordinate with GeoEngineers, who will conduct a Level 1 Site Assessment on the properties being acquired, along 159th Place NE, by the City of Redmond to align Bear Creek Parkway. The Level 1 Site Assessment will be performed by GeoEngineers in accordance with the attached scope of work.
- 3.2 A geotechnical investigation, including up to 5 soil borings, will be conducted by GeoEngineers to determine the pavement section; subgrade preparation requirements; dewatering requirements; and pipe foundation support, bedding and backfill requirements. The geotechnical analysis will be performed by GeoEngineers in accordance with the attached scope of work. Traffic signal pole foundation investigation and analyses are not included in this scope of work.

Task 3 Deliverables:

- *Level 1 Site Assessment*
- *Geotechnical Memorandum*

TASK 4 – TRAFFIC ANALYSIS

- 4.1 The Consultant shall coordinate the work on an additional, focused traffic analysis of the Bear Creek Parkway study area. The study area will be bounded by SR-520 on the south and east, West Lake Sammamish Parkway on the west and Redmond Way on the north. Traffic analyses will be performed by Marai Associates in accordance with the attached scope of work.

Task 4 Deliverables:

- *Traffic Analysis Report*

TASK 5 – COMMUNITY INVOLVEMENT AND CONSENSUS BUILDING PROCESS

In an effort to identify and resolve roadblocks to success, the Consultant will develop a community project that establishes a clear, understandable, and defensible vision. Identified issues that will be addressed during this process are:

- ☐ Number of travel lanes/roadway section
- ☐ Heron Rookery Protection
- ☐ Open Space Preservation and Access
- ☐ Development Potential of reconfigured parcels
- ☐ Benefits to Downtown Redmond
- ☐ Surface Water Quality
- ☐ Pedestrian Safety/Trail Interaction
- ☐ Business Access

Graphics and displays for all meetings will be prepared under Task 8 – Streetscape and Landscape Design.

- 5.1 The Consultant shall conduct three Stakeholder Workshops with stakeholders identified by the City. The first workshop will include a review of the project history and will focus on identifying outstanding concerns. The second workshop will focus on presenting a project vision including the identification of Heron Rookery protections, habitat enhancements, business access and revitalization, interconnectivity highlights, and park access enhancements. The third workshop will present the final implementation plan. Between the workshops, the Consultant will meet with concerned stakeholders in one-on-one meeting formats, as described below in Task 5.6.
- 5.2 The Consultant will assist City Staff in providing updates at two City Council Meetings.
- 5.3 The Consultant will prepare presentation materials and attend one Community Meeting to present the project vision to and receive comments from the Community.
- 5.4 The Consultant will meet with City Commissions and Boards. Two meetings with each of the boards or commissions are anticipated. The first meeting will include review of the project vision and an opportunity to gain input into the design. The second meeting with each board or commission will include an update on the design and an opportunity to report results of the workshops, one-on-one meetings, and community meeting. The following meetings with board and commissions are anticipated:
 - ☐ Planning Commission Meetings (Est. 2)
 - ☐ Parks Board Meetings (Est. 2)

- ❑ Trails Commission Meeting (Est. 1)
 - ❑ Arts Commission Meeting (Est. 1)
 - ❑ Chamber of Commerce Meetings (Est. 2)
- 5.5 The Consultant will meet with a City-formed Technical Advisory Group to identify issues and arrange focused mini-plan reviews on the design subjects listed below. The Technical Advisory Group will consist of City Staff.
 - ❑ Channelization Plan (Est. 2)
 - ❑ Storm Drainage (Est. 4)
 - ❑ Utility Plans (water and sewer) (Est. 2)
 - ❑ Urban Design Features (Est. 2)
 - ❑ Signal/Lighting Design and Layout (Est. 2)
- 5.6 The Consultant will conduct one-on-one meetings with individual stakeholders including property owners (est. 20) to identify stakeholder concerns and develop a design that address those concerns.

Task 5 Deliverables:

- *Meeting presentation material.*
- *Documentation of one-on-one and Technical Advisory Group meetings.*
- *Preparation of newsletters and press releases*

TASK 6 – UTILITY COORDINATION

- 6.1 Water: The Consultant shall coordinate with City of Redmond Utilities and City of Redmond Fire Marshall to identify water main and fire hydrant improvements within the limits of the project.
- 6.2 Sanitary Sewer: The Consultant shall coordinate with City of Redmond Utilities Engineer to identify the location of the proposed sewer extension within the limits of the project.
- 6.3 Other Franchise Utilities: The Consultant shall meet and coordinate with the franchise utilities with facilities located within the limits of the project. Coordination shall include obtaining copies of all available utility maps and discussions of the need for undergrounding, relocation, adjustments or upgrades of existing utilities impacted by the project. The Consultant shall prepare minutes of all meetings with utility providers documenting decisions. Pothole locating of buried existing utilities is not included in the fee estimate.

Task 6 Deliverables:

- *Improvements to the water main, sanitary sewer system, and impacts to franchise utilities will be included in the draft and final report included in Tasks 10.1 and 10.2 and shown on the 30% complete plans included in Task 9.2.*
- *Meeting notes from franchise utility meetings will be prepared and submitted.*

TASK 7 – STORM WATER MANAGEMENT

7.1 The Consultant shall prepare an analysis of water quality treatment alternatives in the vicinity of the project site to include the following:

- Sizing and approximate location for facilities related only to the impacts of the proposed roadway improvement;
- Sizing and approximate location for facilities to address the needs of proposed roadway improvements as well as an adjacent proposed development; and
- Sizing and approximate location for regional facilities to address water quality needs for the entire area that can reasonably drain to the facility.

In all of the above scenarios, facility sizing will consider all areas that drain to the treatment facility as 'new development' to receive 'enhanced treatment'. City provided GIS information and Consultant field reviews will be used to determine contributing areas and conveyance routing for regional alternatives that are outside of the limits of topographic survey for this project.

7.2 The Consultant shall analyze alternatives to improve the function of the Leary bioswale. This may include removal of the bioswale and replacement with an alternate facility to treat the intended design area.

7.3 The Consultant shall prepare preliminary cost estimates and layouts on aerial photos for each of the water quality alternatives and document the analysis and findings in a brief technical memorandum. Based on review and comment by the City, the preferred alternative will be developed for inclusion in the Drainage Report for the project.

7.4 The Consultant will prepare a Drainage Report in accordance with the WDOE 2001 Stormwater Management Manual for Western Washington, as modified by the City of Redmond's Stormwater Technical Notebook and the Community Development Guide. It is assumed that the project will discharge directly to the Sammamish River, and therefore exempt from detention requirements. Water quality documentation for the preferred alternative will be provided. Backwater analysis for the conveyance system is not anticipated during this preliminary design phase.

Task 7 Deliverables:

- *3 copies technical memorandum on water quality alternatives*
- *3 copies of draft Drainage Report*
- *3 copies of final Drainage Report*

TASK 8 – STREETScape AND URBAN DESIGN

- 8.1 The Consultant shall develop streetscape alternatives for the Bear Creek Parkway and 161st Avenue NE Corridors which may include: landscaping and irrigation, planter areas, special pavement treatment, street furniture, trash receptacles, trees and tree grates, curb, gutter and sidewalks, bike racks, and other urban design features. Street tree locations will be coordinated with utilities to avoid conflicts. The streetscape alternatives will be reviewed with the Technical Advisory Group.
- 8.2 The Consultant shall identify general plant pallets to accompany the preferred streetscape alternative. Trees will be selected from the City of Redmond Street Tree Manual.
- 8.3 The Consultant shall create alternative gateway intersection designs for review and comment by the Technical Advisory Group. Two gateway intersections will be developed, one for Bear Creek Parkway at Redmond Way and one for Lear Way at 159th Place NE.
- 8.4 The Consultant shall create sketches indicating the development potential of reconfigured parcels adjacent to Bear Creek Parkway.
- 8.5 The Consultant will develop open space enhancements for Bear Creek Parkway, related to pedestrian access, edge landscaping and stormwater utility enhancement.
- 8.6 The Consultant will develop safe pedestrian crossings to downtown, trails, and BNSF right-of-way to improve connectivity throughout the corridor.

Task 8 Deliverables:

- *Urban Design Standards*
- *Streetscape alternatives*
- *Plant identification memorandum*
- *Alternative Gateway concepts*
- *Open Space Enhancement concepts*
- *Connectivity concepts*

TASK 9 – 30% DESIGN

- 9.1 The Consultant shall evaluate lighting performance throughout the Bear Creek Parkway and 161st Avenue NE corridors using the AGI32 illumination model. The model will be completed based on lights selected during one of the Technical Advisory Group Meetings.
- 9.2 The Consultant shall prepare 30% complete design drawings of the Bear Creek Parkway and 161st Avenue NE improvements that will include the following:
- Cover Sheet
 - Drawing Index, Abbreviations and Legend
 - Centerline Control information
 - Typical Roadway Cross Sections (3 lane to 5 lane, as required)
 - Site Preparation plans (1" = 20' / 11 sheets) including the following:
 - Clearing
 - Demolition
 - Utility removal and abandonment
 - Roadway plans (1" = 20' / 11 sheets) including the following:
 - Road Alignment
 - Lane width
 - Curb location
 - Sidewalk location and width
 - Storm drain location
 - Sewer and Water Improvement Plans (1" = 20' / 11 sheets)
 - Water and sewer pipe alignment (approximate offset from road centerline)
 - Fire hydrant location
 - Sanitary sewer manhole location
 - Connections to existing water and sewer mains
 - Intersection Plans (1" = 10' / 7 sheets)
 - Redmond Way and Bear Creek Parkway
 - Bear Creek Parkway and 159th Place NE
 - Bear Creek Parkway and 161st Avenue NE
 - Bear Creek Parkway and Leary Way
 - Bear Creek Parkway and NE 74th Street
 - 161st Avenue NE and Redmond Way
 - 161st Avenue NE and Cleveland Street
 - Urban Design Plans (1" = 20' / 11 sheets)
 - Urban design features and sidewalk layout
 - Urban Design Details (2 sheets)
 - Gateway at Bear Creek Parkway and Leary Way
 - Gateway at Leary Way and 159th Place NE
 - Landscape Plans (1" = 20' / 11 sheets)
 - Illumination Plans (1" = 20' / 11 sheets)

- ❑ Signal Plans (1" = 10' / 7 sheets)
 - Redmond Way and Bear Creek Parkway
 - Bear Creek Parkway and 159th Place NE
 - Bear Creek Parkway and 161st Avenue NE
 - Bear Creek Parkway and Leary Way
 - Bear Creek Parkway and NE 74th Street
 - 161st Avenue NE and Redmond Way
 - 161st Avenue NE and Cleveland Street
- ❑ Channelization Plans (1" = 20' / 11 sheets)

9.3 The Consultant shall prepare a preliminary design level cost estimate for the preferred alternative.

9.4 The Consultant shall prepare an estimate of right-of-way acquisition needs.

Task 9 Deliverables:

- *Draft 30% plans and cost estimate*
- *Final 30% plans and cost estimate*
- *Illumination model results.*
- *Conceptual lighting plan.*

TASK 10 – REPORT PREPARATION

10.1 The Consultant shall prepare a draft report to document the analyses conducted and present the results of the community involvement and consensus building process. The final report will contain the following:

- ❑ Executive Summary
- ❑ Summary of community involvement process and findings
- ❑ Warrant analyses
- ❑ Illumination modeling
- ❑ Summary streetscape standards and urban design alternatives
- ❑ Habitat/Open space mitigation plans
- ❑ Parcel configuration plan
- ❑ Contaminated soil management, if required
- ❑ Potential utility conflicts and impacts of those conflicts
- ❑ Underground utility conversion
- ❑ Project Phasing recommendation and identification of first project to be completed
- ❑ Construction phasing plan
- ❑ 30% design drawings
- ❑ Preliminary right-of-way acquisition requirements
- ❑ Cost estimate

- 10.2 The Consultant shall prepare a final report following receipt of comments from the City staff.

Task 10 Deliverables:

- *Draft report*
- *Final report*

D. EXTRA WORK

The City of Redmond may require other services of the Consultant. These services could include final design of the Bear Creek Parkway improvements, final environmental review and permitting, right-of-way and easement acquisition, construction administration services, and other work tasks not included in the scope of work. At the time these services are required, the Consultant shall provide the City with a detailed scope of work and an estimate of costs. The Consultant shall not proceed with the work until the City has authorized the work and issued a Notice to Proceed.

E. SCHEDULE

The proposed schedule, based on an April 20, 2005 notice to proceed, is:

Notice to Proceed	April 20, 2005
Stakeholder Group Meetings	May – August 2005
Base Map Complete	May/June 2005
Commission/Board/Council/Public Meetings	June – September 2005
Draft Drainage Report	September 2005
Final Drainage Report	February 2006
Submit Draft 30% Plans	February 2006
Submit Draft Report	February 2006
Submit Revised 30% plans and Final Report	March 2006

EXHIBIT A

FEE SUMMARY



Project: **City of Redmond**
 Bear Creek Parkway

Description	Estimated Fee
Task 1 - Management / Coord / Admin	\$45,051.20
Task 2 - Field Survey and Base Mapping	\$91,717.93
Task 3 - Geotechnical Exploration	\$33,511.34
Task 4 - Traffic Analysis	\$54,182.19
Task 5 - Community Involvement and Consensus Building	\$85,523.48
Task 6 - Utility Coordination	\$6,512.50
Task 7 - Stormwater Management	\$39,502.05
Task 8 - Streetscape and Urban Design	\$46,300.47
Task 9 - 30% Design	\$211,605.37
Task 10 - Report Preparation	\$24,426.41
Total Fee	\$638,332.95